

PALA - PAUMA SPONSOR GROUP
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REGULAR MEETING
MINUTES, JULY 5, 2011
APPROVED

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Date: July 5, 2011

Time: 7:00 PM

Place: Pauma Valley Community Center
16650 Hwy. 76
Pauma Valley, Ca. 92061

I. ADMINISTRATIVE ITEMS

- A. Roll Call. All 6 Group Members present: Thomas Mc Andrews, Chairman; Andy Mathews, Vice Chairman; Fritz Stumpges, Secretary; John Ljubenkov; Jim Beezhold; and Bill Winn.
- B. Meeting called to order 7:03 PM and a quorum was established.
- C. Approval of Minutes: The minutes for May and June had been circulated to all members prior to the meeting and there were no corrections or further discussion. John moved to approve May and June's minutes, and the minutes were approved 5-0-1 with Andy abstaining because he was not present.
- D. Operating Expenses: there were no expenses. Fritz mentioned upcoming building rent. He will submit invoices for approval next month.
- E. Community Forum: Paul Rieker and Phil Bulfinch from Rancho Heights area within our region spoke on land use and development concerns, and the County's responses. They were told that we could only listen today and take no action. Many of their complaints will have to be raised in Civil Courts and some are already underway. We decided to have Andy Mathews meet with them over the next month to formulate a concise statement of their issues. The goal would be to determine concerns that we may have jurisdiction over and that we might be able to act upon at our next publically announced meeting.

II. ANNOUNCEMENTS:

- A. Request for applicants to serve as Pala / Pauma Sponsor Group members to fill an existing vacancy. Applicants must be registered voters and reside within the Pala Pauma Region. If interested, they should call Tom Mc Andrews at 760-742-0426.
- B. Tom announced a steering committee meeting scheduled for this Saturday, July 23rd at 9 AM. All planning and sponsor groups are invited for a briefing on the GP Update. This is in preparation for the scheduled August 3rd Board of Supervisor's vote to approve the GPU.
- C. Tom mentioned the Specific Property Request for PP25 for which we had requested additional information on the counties previous decision. The county approved the SR1 even though staff and we had requested RL20. The BOS had already reviewed this property on the board referral map and EIR. Therefore the EIR would not need to be re-circulated and the BOS honored the previous consideration. The SR1 applies at less than 25% slope, SR2 up to 50% and can even build 1 dwelling unit /4 acre when over 50% slope.

- D. We wanted assurance that the county approval of Warner Ranch's application for SSA would not circumvent community input. Mr. Bob Citrano reassured us the SSA would have public hearings and gave us some help with our concerns for SSA input. The county gave us until tomorrow to submit a written statement so Tom had prepared a possible letter expressing our concerns. We reviewed the letter to insure it contained each of our concerns. Then Andy moved to approve submittal of Tom's letter to the county SSA; John made a second and with no further discussion it was approved 6-0.
- E. Tom informed us of a 2012 Community Grant for \$5,000 from the San Diego Chapter of American Landscape Architects. The requirements for landscape improvements sounded readymade for the local Community Association and they have been informed of it.

III. NEW BUSINESS ACTION ITEMS:

- A. Item A: We continued review of the major use permit Modification for Rancho Corrido Recreational Vehicle Park, APN: 130-040-16, Case No. 3301-P67-092-04. Larry of J Hawk was present to restate the owner's final submitted requests. We raised our previous concerns for the high percentage of 75/25 change to 75 permanent spaces and only 25 remaining Limited Stay RV spaces. Larry reported that they did not take our suggestion for a lower % but instead submitted a changed request for an even higher, 80/20 split while still including an extended limited stay time of 90 days instead of the previous 30 days. Further discussion ensued about inspection types and frequency, road improvements, rental record keeping, and the very nice cleaning and other improvements completed already... and other points. A suggestion was made for a set of conditions of approval. Larry stated that from what he's seen, the county will approve his request regardless of our concerns. Tom and Andy made strong points that it is most important to have this positive input into the project. Tom stated that he could support the request with our conditions because if we don't approve it with our concerns, then the county will approve it anyway and we will have no say in it. Andy made a motion to approve their request with 5 requested provisions: 1. A 50 to 50 % split on permanent to limited stay requirements, 2. Mandatory Inspections starting at 3 inspections the 1st year, bi-annual the second year and annual inspection then on, all paid for by the park; 3. Road improvements to be completed before 50% occupancy level is attained; 4. Caltrans' written approval of the 60 foot site clearance requirement; 5. Demolish and remove the old Gazebo. Bill seconded the motion. Discussion proceeded with Fritz's stated disapproval of the state and county's acceptance and creation of substandard living conditions, like people living permanently, with families in RV's. John and Jim also expressed displeasure of the high increase in density with no contribution to infrastructure. They did not approve of this even considering the stated benefits. A vote was taken with a 3-3 tie, Tom, Andy and Bill in favor of approval with conditions, and John, Fritz and Jim against. The tie means that we rejected the stated project. Andy and Tom were very disappointed that we had give up on any input into working with the owner on the conditions of the approval; John and Fritz were opposed to the States blanket decree that all Recreational Vehicles in these parks are now deemed adequate permanent family housing and that it is ok to add 80 new residences to the community with no normal fees to support schools, roads and other infrastructure customary with mobile home parks.
- B. Item B: We considered Gregory Canyon Landfill's request for a Clearing Administrative Permit; CASE NUMBER 3000 09-059 (AD); Environmental LOG No. 3910 11-02-006 (ER). This permit requests permission to clear about 1 acre of vegetation in the San Luis Rey River for a proposed bridge for a possible land fill to be built there. We felt that this was premature considering the Senate Bill SB833 handily passing the Senate and with possible Assembly and Governor's approval it would deal a death blow to the entire project. Tom proposed a continuance of this proposal at a minimum. We then heard from Heidi Brow, representative for the Pala Band Of Mission Indians, who gave us a written statement detailing several of the

permits which still need to be granted prior to approval of any construction. These permits include the Fish and Wildlife Service, section 7 Endangered Species Act and the Army Corps of Engineers' complete review. Andy made a motion that we continue this matter until a future date after Bill SB833 is resolved and the Fish and Wildlife, and Army Corps have issued their permits; Jim made a second and the motion passed 6-0.

- C. Item C: We discussed the possibility of voting to support the designation of Highway 76 as a State Scenic Highway. In the past we worked to have it designated a County Scenic Highway and now if the County General Plan is approved it will be important for us to continue to push this with the State. Josh Clever, intern with the Sierra Club spoke with Tom about this. John made a motion to start a sub-committee to work on our plans for making SR 76 a State Scenic Highway and that Tom be the chairman; Bill gave it a second, and it was passed 6-0.
- D. Bill made a motion to reconsider Rancho Corrido on next month's agenda. Further discussion ensued about the pros and cons of supporting the RV Park and the States' law allowing these permanent stay changes. The motion was then withdrawn.

IV. ADJOURNMENT:

The meeting was adjourned at 8:45.

These minutes were approved as amended
At the August 2 meeting, 6-0

Fritz Stumpges, Secretary